

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
August 16, 2011**

1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

**1:00 PM – Public Hearing**

2. Roll Call.

**PRESENT:** Tiller, McFarland, Ornelas, D. Martinez, Salazar, Christian, C. Martinez, McNealy, Nava

**ABSENT:** Anguiano

3. Approval of August 2, 2011 Zoning Commission Minutes.

**AYES:** Tiller, McFarland, Ornelas, D. Martinez, Salazar, Christian, McNealy, Nava

**NAY:** None

**INDIVIDUAL CONSIDERATION:**

4. **ZONING CASE NUMBER Z2011117 S (Council District 4):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3 AHOD S” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Storage-Outside (Screening from Public ROWs and Adjacent Property Required) on Parcel 74D, NCB 15248. 8331 S. W. Loop 410. Staff recommends denial pending approval of the master plan amendment.

James Griffin, representative, stated he as written support from some of neighbors. He also stated the plan amendment was approved by Planning Commission. He further stated the property has been used for equipment repair and outside storage for three decades. The applicant would like to clean up the zoning and not rely on the nonconforming use.

Staff stated there were 28 notices mailed out to the surrounding property owners, 1 returned in opposition and none returned in favor and People Active In Community Efforts (PACE) are in support. Staff mailed 30 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Salazar seconded by Commissioner McNealy to recommend approval.

**AYES:** Tiller, McFarland, Ornelas, D. Martinez, Salazar, McNealy, Nava

**NAY:** None

**THE MOTION CARRIED**

**Commission C. Martinez arrived at 1:10 p.m.**

**5. ZONING CASE NUMBER Z2011124 S (Council District 6):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3R AHOD S" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Contractor Facility on Lot 161, NCB 8237 (0.4003 acres). 539 Old Highway 90 West. Staff recommends denial pending master plan amendment.

Patricia Burton, applicant, stated this is a storage for vehicles. There are only three vehicles that are used for the company and these vehicles have tools in them. She also stated she wants a small business to create jobs in this area. She further stated

Staff stated there were 26 notices mailed out to the surrounding property owners, none returned in opposition and 4 returned in favor and the Community Workers Council Los Jardines Neighborhood Association is in support. Staff mailed 90 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner C. Martinez seconded by Commissioner McNealy to recommend approval with use of site plan A.

**AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, McNealy, Nava, C. Martinez**  
**NAY: None**

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2011135 (Council District 5):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a conditional use for mini-storage units to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 34, Block 18, NCB 8280 together with that portion of Colby Street adjacent to and north of Lot 34 abandoned by Ordinance No. 98915 of the City of San Antonio (also known as P-100 by the Bexar County Appraisal District), Lot 49, Block 18, NCB 8280, and Lots 15 through 24, Block 17, NCB 8284. 414, 418 & 422 N. General McMullen. Staff recommends denial.

Jose Gallegos, representative, stated the down zoning in 2007 was not in keeping with the consistent lane use of the property at the time. He also stated they have the support of the neighborhood association. He further stated the property at one utilized a tattoo parlor but due to economic times the attempt to reuse the land use was not allowed. There are approximately twenty auto sales up and down General McMullen Drive. General McMullen Drive a heavenly thoroughfare that is commercial

Staff stated there were 35 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and the no response from the Lone Star Neighborhood Association and no response from the Prospect Hill Neighborhood Association and the Loma Vista Neighborhood Association.

**The following citizens appeared to speak:**

Eiginio Rodriguez, citizen, spoke in opposition.

Lupe Mireles, citizen, spoke in favor.

Commissioner C. Martinez left the boardroom.

**COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner McNealy to recommend denial.

**AYES: Tiller, McFarland, McNealy, Nava**

**NAY: D. Martinez, Salazar, Ornelas, Christian**

**RECUSED: C. Martinez**

**THE MOTION FAILS**

**COMMISSION ACTION**

The motion was made by Commissioner Ornelas seconded by Commissioner Salazar to recommend a continuance until September 6, 2011.

**AYES: Tiller, McFarland, McNealy, Nava, Salazar, Christian, D. Martinez, Ornelas**

**NAY: None**

**RECUSED: C. Martinez**

**THE MOTION CARRIED**

Commissioner C. Martinez returned to the board room.

**7. ZONING CASE NUMBER Z2011168 (Council District 2):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 37, Tract 15 and west 1/2 of Tract 16 and ARB Tract-15B, NCB 17994. 7304 and 7380 Interstate Highway 10 East. Staff recommends approval pending plan amendment.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor. Staff mailed 29 notices to the Planning Team.

**The following citizens appeared to speak:**

Sylvia Elquezabal, citizen, spoke in favor.

## COMMISSION ACTION

The motion was made by Commissioner D. Martinez seconded by Commissioner Ornelas to recommend approval.

**AYES:** Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, McNealy, Nava

**NAY:** None

## THE MOTION CARRIED

8. **ZONING CASE NUMBER Z2011170 (Council District 1):** A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District and "C-2" Commercial District (Lots A1, A7 and 8, Block 4, NCB 2972) and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District and "C-1" Light Commercial District (Lot 10, Block 4, NCB 2972) to "IDZ" Infill Development Zone District with uses permitted in "MF-40" Multi-Family District and "C-2" Commercial District on Lots A1, A7, A8 and 10, Block 4, NCB 2972. 1002, 1006, and 1020 South Flores Street & 302 West Guenther Street. Staff recommends approval.

Sunshine Thacker, representative, stated this would provide parking for the building in this project. She also stated the intent of the project is to create an Urban Infill project which is consistent to with downtown. The buildings will be facing the street and the parking in the interior which will serve as a buffer between the residential units and the building. She further stated they are working to create a living fence so it would be the greenest buffer possible between residential units and the building.

Staff stated there were 41 notices mailed out to the surrounding property owners, 10 returned in opposition and 4 returned in favor and no response from the King William Neighborhood Association.

### **The following citizens appeared to speak:**

Guillermo Nicolas, citizen, is in favor.

John Pena, citizen, is in opposition.

David Vance, citizen, is in opposition.

Richard Garza, citizen, is in opposition.

Virginia Van Cleave, citizen, is in opposition.

## COMMISSION ACTION

The motion was made by Commissioner Ornelas recommend a continuance until September 6, 2011.

**MOTION FAILS DUE TO LACK OF SECOND.**

**COMMISSION ACTION**

The motion was made by Commissioner Ornelas seconded by Commissioner Salazar to recommend denial.

**AYES: Ornelas,**

**NAY: Salazar, Christian, McNealy, Nava, C. Martinez, D. Martinez, McFarland, Tiller**

**MOTION FAILS**

**COMMISSION ACTION**

The motion was made by Commissioner McNealy seconded by Commissioner D. Martinez to recommend approval to concur with the applicant's request except for Lot 10, Block 4, NCB 2972 which will have a limitation of no alcohol sales.

**AYES: McNealy, D. Martinez, Nava, Salazar, Christian, C. Martinez, McFarland, Tiller**

**NAY: Ornelas**

**THE MOTION CARRIED**

**9. ZONING CASE NUMBER Z2011173 CD (Council District 1):** A request for a change in zoning from "C3 RIO-2 AHOD" General Commercial River Improvement Overlay Airport Hazard Overlay District to "C2 CD RIO-2 IDZ AHOD" Commercial River Improvement Overlay Infill Development Zone Airport Hazard Overlay District with a Conditional Use for a Food, Mobile Vending Unit (Base Operations) on Lot 9 and Lot 10, Block 18, NCB 975. 302 East Josephine Street. Staff recommends approval

Jonathan Card, representative, stated they are down zoning to C-2 which is sympathetic with the bicycle lifestyle. He also stated the main reason for this zoning is for the mobile food vending.

Staff stated there were 12 notices mailed out to the surrounding property owners, none returned in opposition and 5 returned in favor and no response from the Tobin Hills Neighborhood Association. Staff mailed 13 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Ornelas seconded by Commissioner C. Martinez to recommend approval.

**AYES: Tiller, McFarland, D. Martinez, Nava, C. Martinez, Ornelas, Christian, Salazar, McNealy**

**NAY: None**

**THE MOTION CARRIED**

**Commissioners recessed for 10 minutes.**

10. Public hearing and consideration of an amendment to Sections 35-673 and 35-678 of Chapter 35 of the City Code, the Unified Development Code, regarding current time limitations regarding seasonal decorating lights, in order to unify the code language of the various sections and to allow lighting to remain in place during special events within the River Improvement Overlay zoning districts.

Paula Stallcup presented item.

**COMMISSION ACTION**

The motion was made by Commissioner Ornelas seconded by Commissioner Nava to recommend approval the amendment per staff recommendation.

**AYES:** Tiller, McFarland, D. Martinez, Nava, C. Martinez, Ornelas, Christian, Salazar, McNealy

**NAY:** None

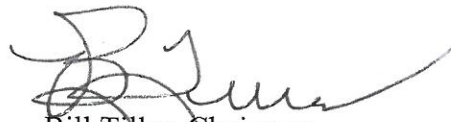
**THE MOTION CARRIED**

11. Presentation of an ordinance amending Chapter Thirty-five of the City Code by amending Section 35-304 pertaining to "Official Zoning Map" to establish the Westfort Alliance Neighborhood Conservation District 9 (NCD-9) Overlay District.

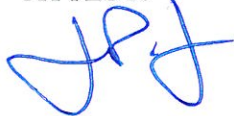
Gary Edenburn, Planning and Community Development, briefed commissioners on an amendment to Chapter 35 Section 35-304.

12. There being no further business, the meeting was adjourned at 3:45 p.m.

APPROVED:

  
Bill Tiller, Chairman

ATTEST:



Executive Secretary